



August 14, 2023 7:00 PM

Town of Garner Planning Commission Minutes

Council Meeting Room

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

The meeting was called to order at 7:00 pm

II. Roll Call

The Secretary called the roll for the meeting.

Members present: (7 members present) Gina Avent; John Blasco, Chair; Philip Jefferson, vice-chair; Ralph Carson; Jihan Hodges; Sherry Phillips; Michael Voiland

Staff in attendance: John Hodges, Assistant Town Manager; Terri Jones, Town Attorney; Jeff Triezenberg, Planning Director; Ashley Harris, Planner I

III. Invocation

Mr. Carson gave the invocation.

IV. Adoption of Agenda

Mr. Voiland made a motion to adopt the agenda. The motion was seconded by Mr. Carson. The motion to adopt the agenda was unanimous.

V. Minutes - Regular Meeting June 10, 2023

Mr. Voiland made a motion to accept the minutes. The motion was seconded by Mr. Carson. The motion to accept the minutes was unanimous.

VI. Old/New Business

A. Garner Forward Comprehensive Plan

Town staff and the project consulting team led by City Explained Inc., are pleased to formally present the Public Hearing Draft of the new Garner Forward Comprehensive Plan to the citizens of Garner.

Staff/Commission Discussion: Mr. Triezenberg presented the latest edits to the draft comprehensive plan (version 3). Mr. Carson asked about the relationship of the density descriptions and the building height to streetscape ratios. He also asked about a

section on page 112 of the document regarding the equitable distribution benefits associated with the development application, and whether that was regarding public transit, and/or water sewer service. Mr. Jefferson expressed his hope that when a new development is placed near an existing neighborhood that it does not cause people to have to leave because their taxes go up, and that he is thankful that the section on equitable development is included in the plan.

Mr. Carson asked if staff could ask for building elevations with rezoning cases. Mr. Triezenberg explained that staff can ask for conceptual building elevations and written conditions, however with 160 D there are limitations as to what can be required. Mr. Blasco noted that when the developer brings a rezoning case to the planning commission the builder could be unknown, which would limit the ability to provide specific architectural commitments.

Mr. Voiland noted that some of the specific architectural and planning terms included in the plan may be difficult to understand for the public. Mr. Jefferson commented that he appreciated the additional detail included when speaking about the sense of enclosure of a streetscape.

B. Garner Pedestrian Plan

Staff/Commission Discussion: Ms. Harris presented the Garner Pedestrian Plan. Mr. Blasco asked if the 137 project recommendations included in the plan would be Town led or developer led. Ms. Harris explained that the projects list includes both Town and Developer led projects. Mr. Triezenberg noted that for Town led projects, the funding source would have to be considered, as certain bond or grant opportunities have additional criteria beyond the project prioritization score.

Mr. Blasco asked about ADA recommendations, and whether bringing existing facilities up to standard would be within the scope of this plan. He also noted that there are opportunities to include green infrastructure and public art with some of these pedestrian projects. Mr. Carson noted that existing crosswalks could be evaluated for signalization. Ms. Hodges noted that there are different treatments that can be included at intersection crosswalks that make them more effective for differently abled users. Mr. Jefferson asked if there would be an analysis of the pedestrian plan to determine if the implementation is successful.

The planning commission asked for additional time to review the plan and inquired if it could be added to the next meeting's agenda.

VII. Reports

A. Planning Director

Mr. Triezenberg gave an update on the new staff members that have been hired and the next steps for the CLUE plan adoption.

B. Planning Commission

Mr. Voiland gave an update on the VA Clinic project. Mr. Blasco asked about the Duke Health project on Timber and 50. He also noted that digital versions of the agenda and staff reports are sufficient when there are no large format plans that need to be distributed.

VIII. Adjournment

The meeting was adjourned at 8:35pm.